



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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Date: January 7, 2005

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the January 6, 2005 Public Hearing and Business Meeting

LIMITED BUSINESS MEETING

Tabled case from the December 9, 2004 Public Hearing:

Case #211-ZO-04 – **1490-1492 Elm St.** (proposed halfway house). **Denied**

PUBLIC HEARING

1. Case # 216-ZO-04 – Rene Soucy (Agent) proposes on a lot fronting on an unaccepted way and subject to consolidation with adjacent parcel at 55 Joseph St., consolidate three lots (one lot subject to purchase from the City of Manchester) and build a one-story single family home and seeks a **variance** from Sections 6.07 lot area (55 Joseph St.), 3.03 “Street”, 10.09 (B) parking setbacks, 10.07 (E) parking paving, 10.08 (C) driveway width of the Z.O. and RSA 674:41 “Erection of Buildings”, all as per plans submitted October 15, 2004 at **22 Francis St. – Application was not accepted by the Board.**
2. Case #01-ZO-05 – Clint Forest (Agent) proposes to convert existing convenience store to restaurant; also maintain two additions and parking and seeks a **variance** from Sections 5.10 (G) 1 restaurant, 11.04 (F) expansion or changes in a non-conforming use created by variance, 6.07 front yard setback, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks, 10.07 (I) 4 parking screening, 10.02 (F) business parking and 10.07 (G) internal landscaping of the Z.O., as per plan submitted November 17, 2004 at **250 Dubuque St. – Granted**
3. Case #02-ZO-05 – Susan Brown (Agent) proposes to build a 6’ x 14’ handicap ramp and rear open deck and seeks a **variance** from Section 6.07 rear yard setback and 6.09 (A) minimum setback from wetlands of the Z.O., as per plans submitted December 1, 2004 at **947 Countryside Blvd. - Granted**

4. Case #03-ZO-05 – Dave Senecal (Agent) proposes to maintain existing foundation installed without benefit of a permit and continue construction of a 2-family dwelling and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted December 13, 2004 at **160 So. Elm St. - Granted**
5. Case #04-ZO-05 – Michael Vanlier, Sr. (Owner) proposes to maintain a 10' x 10' open deck and seeks a **variance** from Sections of 6.07 rear yard setbacks, 8.24 (A) 2 (two counts) Accessory Structures of the Z.O., as per plans submitted December 6, 2004 at **278 Calef Rd. Granted**
6. Case #05-ZO-05 - Brian Holt (Agent) proposes to build a 16,800-sq. ft. building for heavy equipment sales, rental or repairs and seeks a **variance** from Sections 5.10 (I) 3 heavy equipment sales, rental or repair and 10.08 (C) driveway width of the Z.O., as per plans submitted December 8, 2004 at **12,000 So. Willow St. – Granted with stipulation.**
7. Case #06-ZO-05 – Attorney John Turcotte **Appeals the Decision of the Building Commissioner**, pursuant to RSA 676: 5, in the determination that the proposed use (Federal Halfway House) falls under Section 5.10 (J) 12 Correctional Facility of the Zoning Ordinance but rather meets the definition of Section 5.10 (A) 10 Congregate Housing, per appeal filed on December 10, 2004 for the property located at **1490-1492 Elm St. - Denied**
8. Case #07-ZO-05 – Daniel Sanborn (Owner) proposes to build a 21' x 4' front porch, also maintain existing deck attached to pool and seeks a **variance** from Sections 6.07 front yard setback and street yard setback and 8.24 (A) 2 Accessory Structures of the Z.O., as per plans submitted December 7, 2004 at **115 So. Cypress St. - Granted**
9. Case #08-ZO-05 – John Allard (Agent) proposes to build an enclosed carport and seeks a **variance** from Section 6.07 side yard setback of the Z.O. as per plans submitted December 8, 2004 at **27 Trenton St. - Granted**
10. Case #09-ZO-05 – Attorney Richard Fradette **Appeals the Decision of the Building Commissioner**, pursuant to RSA 676:5 in the determination that the proposed use (Federal Halfway House) falls under Section 5.10 (J) 12 Correctional Facility of the Zoning Ordinance but rather meets the definition of the Section 5.10 (A) 10 Congregate Housing, per appeal filed on December 15, 2004 for the property located at **335 Somerville St. - Denied**
11. Case #10-ZO-05 – Attorney Nicholas Lazos proposes to build on Lot 1, a Planned Development of 4-story multi-family dwellings (312 units) and seeks a **variance** from Section 6.07 height in feet, height in stories of the Z.O., as per plans submitted December 6, 2004 at **1151 Countryside Blvd. - Granted**

12. Case #11-ZO-05 – **567 Beech St.** – Subsequent Application to be addressed at the Business Meeting.
13. Case #12-ZO-05 – Attorney Matthew LaPointe (Agent) proposes to demolish existing structures and build a new one-story convenience store with gas pumps and canopy and seeks a **variance** from Sections 6.07 front and street yard setbacks, 8.17 (B) driveway location, and 8.24 (B) Accessory Structures (dumpster in side yard) of the Z.O., as per plans submitted December 13, 2004 at **21 No. Main St. - Granted**
14. Case #13-ZO-05 – Stuart Mills (Owner) proposes to continue construction of 12' x 16' one-story addition w/basement foundation and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted December 20, 2004 at **263 Kenberma St. Granted**

BUSINESS MEETING

Subsequent Application:

Case #11-ZO-05 – **567 Beech St.** (maintain 4th dwelling unit) **Granted**

Steven J. Freeman, Chairman

Full text of the agenda items is on file for review in the Building Department. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.